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SAN FRANCISCO REDEVELOPMENT AGENCY • 525 GOLDEN GATE AVE., SAN FRANCISCO 2, CALIFORNI



<sup>DUP</sup>  
ARCHITECTURAL  
ADVISORY PANEL  
EVALUATION REPORT  
DIAMOND HEIGHTS  
RED ROCK HILL  
COMPETITION





SAN FRANCISCO REDEVELOPMENT AGENCY • 525 GOLDEN GATE AVE., SAN FRANCISCO 2, CALIFORNIA

ARCHITECTURAL ADVISORY PANEL EVALUATION REPORT  
DIAMOND HEIGHTS, RED ROCK HILL COMPETITION

prepared by the  
San Francisco Redevelopment Agency  
in cooperation with the  
Northern California Chapter of the  
American Institute of Architects

San Francisco Redevelopment Agency



Everett Griffin, Chairman  
Walter F. Kaplan, Vice Chairman  
James B. Black, Jr.  
James A. Folger  
Lawrence R. Palacios

M. Justin Herman, Executive Director

Architectural Advisory Panel

John Carl Warnecke, A.I.A.  
Ernest J. Kump, F.A.I.A.  
Don E. Burkholder, Architect  
Gerson Bakar, Developer  
Sanford B. Weiss, Developer

Professional Advisor for the Competition


William J. Watson, A.I.A.

.....

City and County of San Francisco  
George Christopher, Mayor

Board of Supervisors  
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William C. Blake  
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Peter Tamaras  
Joseph E. Tinney  
Alfonso J. Zirpoli

June 30, 1961



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GOLDEN GATE BRIDGE

FISHERMAN'S WHARF



ONE MILE

PRESIDIO

TELEGRAPH HILL

CHINATOWN  
FINANCIAL  
SHOPPING

BAY BRIDGE

CIVIC CENTER

GOLDEN GATE PARK

PORTOLA DRIVE

RED ROCK HILL

DIAMOND HEIGHTS

HUNTERS POINT

LAKE MERCED

SAN FRANCISCO

CITY & COUNTY OF SAN FRANCISCO  
SAN MATEO COUNTY

## LOCATION MAP

RED ROCK HILL IS ONE OF THE THREE ELEVATIONS OF DIAMOND HEIGHTS







TEN WINNING DESIGNS OF THE  
DIAMOND HEIGHTS, RED ROCK HILL  
ARCHITECTURAL COMPETITION

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Carl Nelson  
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Statement by the Members  
of the  
San Francisco Redevelopment Agency

The Members of the San Francisco Redevelopment Agency welcome the selection of ten schematic designs in the Diamond Heights, Red Rock Hill Competition. These have been selected in accordance with the terms of the competition stated in the Architectural Program Statement, Diamond Heights, Red Rock Hill Competition, February 24, 1961:

"In order to obtain the best possible schematic design for approximately 990 apartments in multiple residential buildings which may consist of detached, semi-detached, and high-rise structures on 22 acres of land in the center of the City of San Francisco, the San Francisco Redevelopment Agency, in cooperation with the Northern California Chapter of the American Institute of Architects, announces an open architectural competition to be known as the Diamond Heights, Red Rock Hill Competition. This competition is open to all architects meeting the provisions of eligibility. The San Francisco Redevelopment Agency Architectural Advisory Panel will select and pay compensation for the ten best designs.

"At the conclusion of the competition, the Agency will select from these ten up to five schemes which it considers most appropriate from a redevelopment point of view. The Redevelopment Agency may ask for further details or make the schemes (up to five) available to all developers who wish to bid on the land and its development with the definite requirement that any proposal submitted must be based on one of these design schemes. It is the intent of the Agency that the successful bidder will be required to develop the land on the basis of the design he has selected and to enter into a contract with the architect of this design for complete architectural services based upon the 'Recommended Compensation' of the California Council of the American Institute of Architects.

"When essential in its judgment to the conduct of its responsibilities, the Agency reserves the right at any time to modify the terms of this prospectus and the related developer competition statement".

As may be noted in the Evaluation Report of the Panel, the basic objectives sought by the Agency in the Architectural Program Statement have been met. This phase of the redevelopment having been completed, the Agency is now in a position to select from the ten an appropriate number of the designs for association with the land in its sale to a developer. The members of the Panel have been encouraged by the Agency to avoid ranking or rating in any order the ten best designs, but also to



set forth the desirable as well as the questionable characteristics of each design. Thus no design is all "good" or all "poor". It is a mixture, the good elements to be protected and strengthened, and the poor ones to be eliminated, or at least minimized, as the single scheme ultimately selected by the developer is worked and re-worked into detailed plans and specifications, next financed, built, marketed, and then enjoyed by its residents.

The selections reflect in some cases departures from the Architectural Program Statement. Here again these are elements to be worked out in successive stages of design development. Inasmuch as the purpose of the competition is to bring to the attention of the Agency and developers a number of good designs, the Agency regards these variations as admissible, and, pursuant to the provisions of the Architectural Program Statement wherein the right to modify the Statement was reserved to the Agency, that Statement is herewith modified to reflect the variations. The Architectural Advisory Panel assures the Agency that no design has been eliminated from the competition, regardless of such variations, if in the judgment of the Panel it had sufficient intrinsic merit to warrant consideration down to the selection of the ten finalists.

This competition is to be regarded as one more effort, the first being the Golden Gateway Competition in 1960, by the San Francisco Redevelopment Agency to elevate the urban design consequences of the redevelopment process to a higher level than is likely to result without special attention to the esthetics of the ultimate construction. The approach used in this instance is experimental, but it is expected that the results will turn out to be practical. The process respects and gives separate emphasis to the creativeness of the architectural profession, the ingenuity and enterprise of developers, and the responsibility of the Redevelopment Agency itself to the economic and social aspects of the housing produced, along with the



complex financial requirements of the City's redevelopment program. It will readily be recognized that no one of these elements is achieved to the optimum, because these elements have in themselves inherent conflicts. At least this architectural competition is an effort to obtain for each its maximum contribution.

The Architectural Advisory Panel and the Professional Advisor for the competition for their services warrant the appreciation of the entire community. For its interest in assisting this many-faceted undertaking the Agency expresses its thanks to the American Institute of Architects. Both the Urban Renewal Administration and the Federal Housing Administration of the Housing and Home Finance Agency are to be recognized for their willingness to support this approach toward the creation of a more handsome urban development. The City and County Departments and Commissions--such as Planning, Public Works, and Art--have given enthusiastic backing to this effort toward the visual enrichment of the already beautiful City of San Francisco.

MEMBERS OF THE  
SAN FRANCISCO REDEVELOPMENT AGENCY

Walter F. Kaplan, Acting Chairman  
James B. Black, Jr.  
James A. Folger  
Everett Griffin\*  
Lawrence R. Palacios

June 30, 1961

\*Mr. Everett Griffin, Chairman, is absent from the area and did not participate in the issuance of this Statement, but it is believed in general to reflect his views.



DIAMOND HEIGHTS  
RED ROCK HILL COMPETITION

ARCHITECTURAL ADVISORY PANEL  
EVALUATION REPORT

John Carl Warnecke, Architect, A.I.A. - Chairman

Ernest J. Kump, Architect, F.A.I.A.

Don E. Burkholder, Architect

Gerson Bakar, Developer

Sanford B. Weiss, Developer

Professional Advisor for the Competition

William J. Watson, Architect, A.I.A.

SAN FRANCISCO REDEVELOPMENT AGENCY  
525 Golden Gate Avenue  
San Francisco 2, California

June 30, 1961



## STATEMENT OF THE PROFESSIONAL ADVISOR

Ninety submissions have been received which have complied with the completion requirements for the deadline for submittal of May 26, 1961. One submission was received on June 2, 1961, which was checked as delivered to an express office at 9:00 a.m. that date. This submission has not been opened and has been placed out of the Competition.

All sheets and drawings were checked for compliance with the mandatory provisions of the Competition. This checking was accomplished with the assistance of the Bureau of Building Inspection of the Department of Public Works, City and County of San Francisco. Deviations from the mandatory rules were noted and submitted to the Panel for evaluation in the judging. Deviations from the Redevelopment Plan for Diamond Heights were also noted.

Due to the schematic nature of both designs and the indications on the drawings, it has not been possible to check all drawings or anticipate each situation for complete compliance with the mandatory building code requirements in the program. Among the ten winners, there are several which represent minor departures from these rules. In all cases, these variations appeared to be correctable without subverting the spirit and intent of the design submissions. In any event, once the developer has been selected, he must work with the designated architect for further clarifications, refinements, and modifications necessary to comply with all pertinent laws, rules and regulations, remaining, however, within the selected design concept.

Since these are schematic drawings, and in the case of the winners the deviations do not affect the intent of the designs, it is recommended to the Agency that it



modify, as permitted in the Architectural Program Statement, the appropriate requirements of the program in order to gain use of the submissions.

June 15, 1961

William J. Watson, Architect, A.I.A.



## STATEMENT OF THE ARCHITECTURAL ADVISORY PANEL

The Panel - composed of John Carl Warnecke, A.I.A., Ernest J. Kump, F.A.I.A., Don E. Burkholder, Architects; Sanford B. Weiss and Gerson Bakar, Developers - and William J. Watson, A.I.A., Professional Advisor, met in session immediately following the public meeting called by the Agency Members and staff of the Redevelopment Agency on the morning of June 13, 1961. Prior to this meeting all panelists had studied the Architectural Program Statement, the Diamond Heights Official Redevelopment Plan, and made personal inspections of the Red Rock Hill site in Diamond Heights. All working sessions of the Panel were conducted at the San Francisco Redevelopment Agency Site Office, 327 Front Street.

The first order of business was to elect a Chairman of the Panel. John Carl Warnecke was so elected. For the second order of business, the Panel reviewed the report of the Professional Advisor. With respect to his report, the Panel concurred with the Professional Advisor that no scheme of intrinsic merit be eliminated solely because of failure to meet certain mandatory program requirements. Subsequently, a system of study, analysis and elimination of submitted exhibits was established. As set forth in the Architectural Program Statement, all submissions were judged on the basis of environmental and architectural excellence; suitability for the site; adaptation to climatic conditions and topography; land use; economic practicality; and any special relation to the surrounding areas.

Members of the Panel independently studied each of the ninety entries. Next, the Panel as a group reviewed and discussed each proposal and eliminated those submissions which no one on the Panel considered of sufficient consequence or merit. As a result, some sixty or more entries were eliminated in the first review.



A further discussion of the remaining submissions was held and the number having merit was reduced to fifteen. At about 4:00 p.m., the Panel took the fifteen remaining panels and revisited the actual project area, and reviewed each submission on the site.

The Panel observed at the site that although the project area possessed magnificent views of the Bay Area, the nature of the topography would require ingenious schemes and extensive study of architectural detail in order to achieve an outstandingly successful project. The wind conditions were also noted. Although it was one of the warmest days of the year with no fog in the entire area, the wind in the afternoon was blowing across the top of the site at a notable velocity. The Panel stressed that in the final solution this condition be taken into consideration and urged a review of the mean annual climatic conditions of the area by the developer.

The following day, June 14, 1961, the Panel met in session at 9:00 a.m. and reviewed the final fifteen panels. Through a series of discussions and ballots, five of these were eliminated and the ten winning proposals selected. The Panel next reviewed all ninety submissions in order fully to confirm their verdict. In arriving at the ten successful proposals, it was agreed that within the broad standards of the Program the composition and makeup of the winning submissions should demonstrate as many diversified ideas of merit as possible. This was done primarily to give the Agency and subsequently the developer the maximum number of possibilities of basic ideas from which he may select his design and architect.

In their analysis, the architect members of the Panel emphasized the design aspects of the proposals, while, correspondingly, the developers focused on the economic aspects. This difference in emphasis is reflected in the evaluations of the individual proposals.



The anonymity of the participants in the competition was protected by the assignment of numbers to each submission by the Professional Advisor. The identity of the submitters of the ten winning designs was not disclosed until the selection had been made. The envelopes disclosing the relationship of the numbered submissions and the names of corresponding participants were opened in the presence of Redevelopment Agency representatives.

It is recommended that the selected architect(s) work with the successful developer at the earliest possible moment in a joint collaboration on the design, so that as many possible variations, alternate studies and detailed studies can be developed to achieve the best possible results within the framework of the selected design.

The Panel emphasizes that in order to achieve the objectives of the moderate rental schedule, as set forth in the competition, it will be necessary to maintain a proper relationship between the cost of land to the cost of the improvements. The high cost of construction, due to the topography of the land, must be compensated for in a favorable cost for the land in order to accomplish the objectives of the Agency.

The Panel feels this has been an imaginative approach and a step forward to solving the complex problems of good design in urban renewal, and the Agency should be encouraged to continue to explore further methods in achieving its high aim.

Architectural Advisory Panel

John Carl Warnecke, Architect, A.I.A., Chairman  
Ernest J. Kump, Architect, F.A.I.A.  
Don Burkholder, Architect  
Sanford B. Weiss, Developer  
Gerson Bakar, Developer

June 15, 1961



THE ARCHITECTURAL ADVISORY PANEL  
IS PLEASED TO PRESENT ITS SELECTION  
AND EVALUATIONS OF THE TEN BEST  
DESIGNS IN THE DIAMOND HEIGHTS  
RED ROCK HILL COMPETITION FOR THE  
SAN FRANCISCO REDEVELOPMENT AGENCY

Berman & Kogan, A.I.A.  
Los Angeles

Stephen G. Oppenheim  
Kurt W. Rheinfurth  
Tad Kublicki  
Hollywood

Herbert True Wheeler  
Donald F. Leach  
San Francisco

A. N. Contopoulos  
Russell Gifford, A.I.A.  
Albert R. Seyranian, A.I.A.  
Karl E. Treffinger, A.I.A.  
Paul A. Wilson, A.I.A.  
San Francisco

Reid Rockwell Banwell & Tarics  
Rai Y. Okamoto, A.I.A.  
Royston Hanamoto & Mayes  
San Francisco

Jan Lubicz-Nycz, A.R.I.B.A.  
John Karfo in assoc. with  
Mario J. Ciampi, F.A.I.A.  
Paul W. Reiter  
Mill Valley

B. Clyde Cohen, A.I.A.  
James K. Levorsen  
San Francisco

Sim Van Der Ryn  
Charles M. Davis  
Charles D. Henf  
Berkeley

George Anselevicius  
Roger Montgomery  
Fumihiko Maki  
Constantine Michaelides  
William Roberts  
St. Louis, Missouri

William Eng  
Norman Day  
Charles Gordon  
Tad M. Janowski  
Carl Nelson  
Champaign, Illinois

John Carl Warnecke, A.I.A. - Chairman  
Ernest J. Kump, F.A.I.A.  
Don E. Burkholder, Architect  
Gerson Bakar, Developer  
Sanford B. Weiss, Developer

Professional Advisor for the Competition

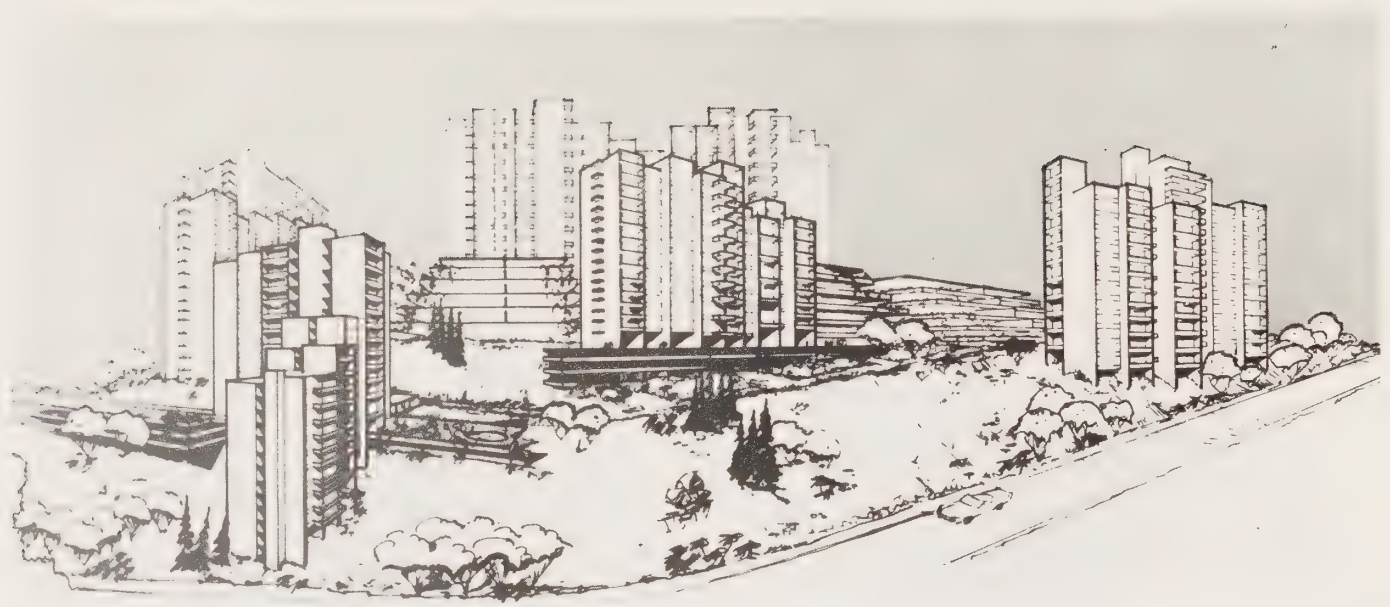
William J. Watson, A.I.A.

SAN FRANCISCO REDEVELOPMENT AGENCY

June 30, 1961







BERMAN & KOGAN, A.I.A.

Los Angeles

The overall site plan represents a thoughtful solution, reached in a practical manner and with good general character. There is a strong statement made as a result of the recognition of the importance of sympathy of the structures with the topography. This is indicated in the disposition of the terrace apartments. The solution to the parking problem has been well derived, especially with respect to the access and relationship of parking spaces to dwelling units.

Although the general character of the terrace apartments is in harmony with the forms of housing constructed in the general environs of the project, which is an important aspect in this solution, it was felt that the concentration of high-rise and terrace apartments in actuality might present a challenge in the achievement of variety, human scale and spaces identifiable with related dwelling groups.

This project provides, in a thoughtful manner, for community use areas, but the Panel felt that the omission of a large common space as a dominant element and focal point for the entire project is questionable in the general solution of the problem.

The concept of the design of the buildings, although resulting in rich variety, is an orderly statement that grows out of a structural discipline. This, of course, will result in the desired variety in design expression in an economical manner. While the general design quality is of high order, it is not the strongest exponent of a San Francisco flavor.

The floor plans indicate a good living arrangement and could support the proposed rental schedule. The three-bedroom apartments might better serve the requirements of the occupants if they were located in the terrace-apartment area. However, it appears that this question could easily be resolved.



While it was felt that the balconies would add to the general livability of the units, there is some question as to how much they could be used due to the prevailing climatic conditions.

The recreation facilities that are provided seem to be well conceived and undoubtedly would add to the attractiveness of the project. However, the use of swimming pools should be re-examined.

It was felt that, in spite of the limitations, this would be an economical and practical solution.







STEPHEN G. OPPENHEIM

KURT W. RHEINFURTH

TAD KUBLICKI

Hollywood

This very formal solution presents a strong statement of a basic idea.

The overall concept indicates a sophisticated and sensitive approach with a respect for the practical implications involved. The general form has excellent unity but sacrifices to a degree individuality and domestic scale. The attempt to preserve the feeling of a free and undisturbed flow of the site by "floating" the buildings is successful. An attempt has been made to relate the low-rise buildings to the adjacent development. The parking areas are well related to the dwelling units and adequately provided. Spaces and amenities for community use have also been carefully provided. Wind screening at ground level presents a problem for further study.

As a result of adherence to and imposition of the disciplines inherent in a highly stylized cliché, the resulting expression is somewhat sterile. The richness, individuality and the flavor of San Francisco have been sacrificed.

The floor plans in this project are very well conceived and the distribution of units in building types is well defined. A strong statement can be made in this case for economical construction and operating efficiency.







HERBERT TRUE WHEELER

DONALD F. LEACH

San Francisco

This solution is a clear statement of a basic idea of free-standing towers emphasizing and giving identity to Red Rock Hill. The predominance of the basic idea has precluded any means of sheltering the open spaces of the site from the wind. The Panel questions the fact that the area along Carnelian Way, which is more protected from the wind, is undeveloped. The concept makes no attempt to define the usable open spaces, but rather the site has been developed as a setting for the towers.

The general street circulation set by the Agency has been entirely rearranged resulting in a major traffic artery being placed between the living units and a community center to the south. The Panel questions the necessity of shifting the major boulevard through Diamond Heights. The basic road design could be preserved while retaining the concept of the tower scheme.

From an architectural point of view, the Panel believes that the tower concept is an acceptable solution but that the hexagonal shapes of the apartments are arbitrary, resulting in impractical solutions from an economic point of view. Efficiency is lost in the irregular room sizes which create construction difficulties and complicate the rental program. However, this is correctable through the use of more conventional designs which would still retain the strong architectural and monumental character.

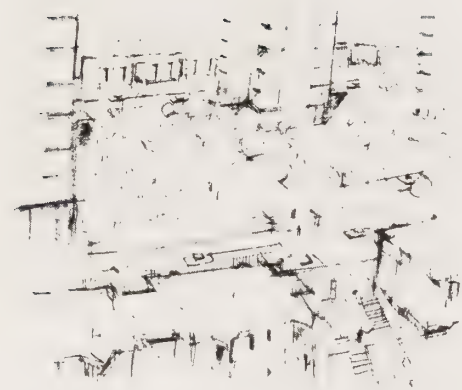
Parking is very well integrated and located with respect to accessibility by the tenants. However, the hexagonal shape again is needlessly expensive and less efficient.



This would undoubtedly be a very dramatic solution. With further design study, it could be made economical and perhaps practical from a construction and operational point of view. However, the desirability of the monumental character at the sacrifice of domestic and human scale is highly questionable.







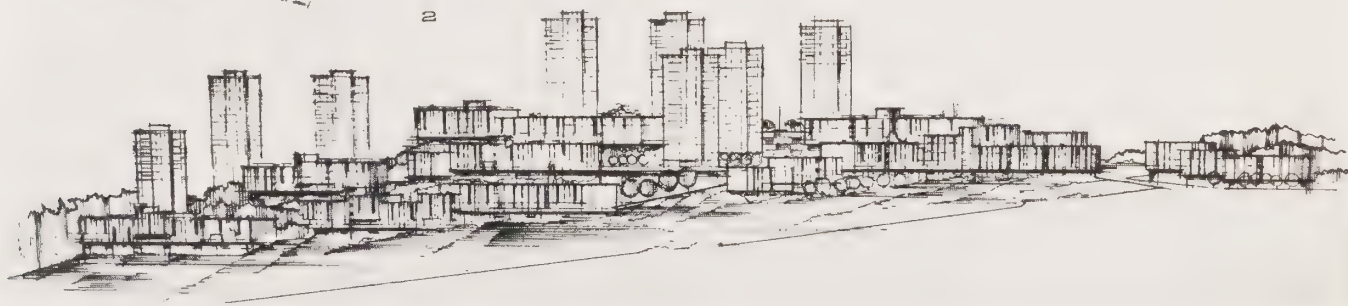
1



3



2



A. N. CONTOPOULOS

RUSSELL GIFFORD, A.I.A.

ALBERT R. SEYRANIAN, A.I.A.

KARL E. TREFFINGER, A.I.A.

PAUL A. WILSON, A.I.A.

San Francisco

In this interesting scheme of dispersed high-rise towers intermingled with low-rise units, the Panel felt that there has been developed an excellent solution in the general expression and character of the project.

The objectives of the program are well achieved. The solution is harmonious with the topography in respect to both practical considerations and an esthetic approach. Further, the plan respects the climatic conditions of the site by the disposition of buildings in creating shelter of open spaces wherever possible. There is a conscientious sensitivity in the variety and quality of spaces in scale with the character of the project. At the same time important vistas are exploited. The pattern of dispersal of high and low-rise units creates an overall three-dimensional texture within a human scale.

Access to and from the streets has been successfully solved. This is manifest in the articulation of the circulation that has been achieved between this project and the adjacent community facilities to the south, as well as circulation to other important centers and focal points within the project itself. The recreational areas have been well conceived and well distributed throughout the project. The idea of a terrace overlooking the city for use by the general public is excellent. Parking is well related to the living units.

The floor plans of the apartment units both in the high-rise and the low-rise buildings provide the necessary amenities to command realistic rental schedules. One of these economies is in the three-story garden type apartments which could be wood frame construction. The elevator-type units must necessarily be of more expensive construction.

The towers are inefficient in elevator use. However, this is somewhat offset by the excellent ratio of rentable space to corridor and service areas. There appears



to be a deficiency in some of the garden-type apartments with respect to code compliance for egress and ingress which the Panel believes can be solved by further study. The economic analysis of the parking solution is somewhat difficult to make from the information furnished, but it does not appear to be a serious deficiency.

In summary, this project is considered economically practical, consistent in character with the surrounding area, and an enhancement of future developments. It is a very well-thought-out and successful solution with respect to all the objectives of the competition program.







REID ROCKWELL BANWELL & TARICS

RAI Y. OKAMOTO, A.I.A.

ROYSTON HANAMOTO & MAYES

San Francisco

The overall development of the site in this scheme is excellently handled. The buildings and landscaping are well integrated with the topography. This is further manifest in the "hill-sense" that is achieved by the sensitive grouping of both high-rise and low-rise buildings. The continuity of the high-rise groups is especially commendable.

Useable open spaces are sheltered from the wind by building groups and changes of level, which is a very important element with respect to the climatic conditions of this site.

The interesting concept of the continuation of the green-belt or green strip system into Red Rock Hill integrating the site with the surrounding area creates an attractive contrast with the well-scaled buildings. Within this concept, there are provided open spaces varied in size and use culminating in a well-defined plaza on the hilltop overlooking the city which serves as a community focal point.

Pedestrian circulation to community facilities to the south, and within the project itself, is well-integrated with the topography and preserves the privacy of living units and common spaces, as does the solution of access to parking spaces from the streets. There is, however, a deficiency in the lack of proximity of parking for some of the low-rise units.

As to the design of the buildings themselves, the solutions to planning and structural problems are both novel and practical. The low-rise and high-rise structures have good domestic character, and the articulation of the individual units within the whole is achieved in an excellent manner. The concentration of low-rise units on the south slope of the hill would be favorable both for orientation with the sun and for access to the community center.



While this solution is an excellent one, the Panel believes that further study is required for certain aspects of the design, particularly the privacy and circulation within the corridor structure connecting the high-rise units.

This proposal appears economically feasible. The floor plans would support the suggested rentals. It is believed that the length of corridors in the "corridor" high-rise buildings may be excessive.

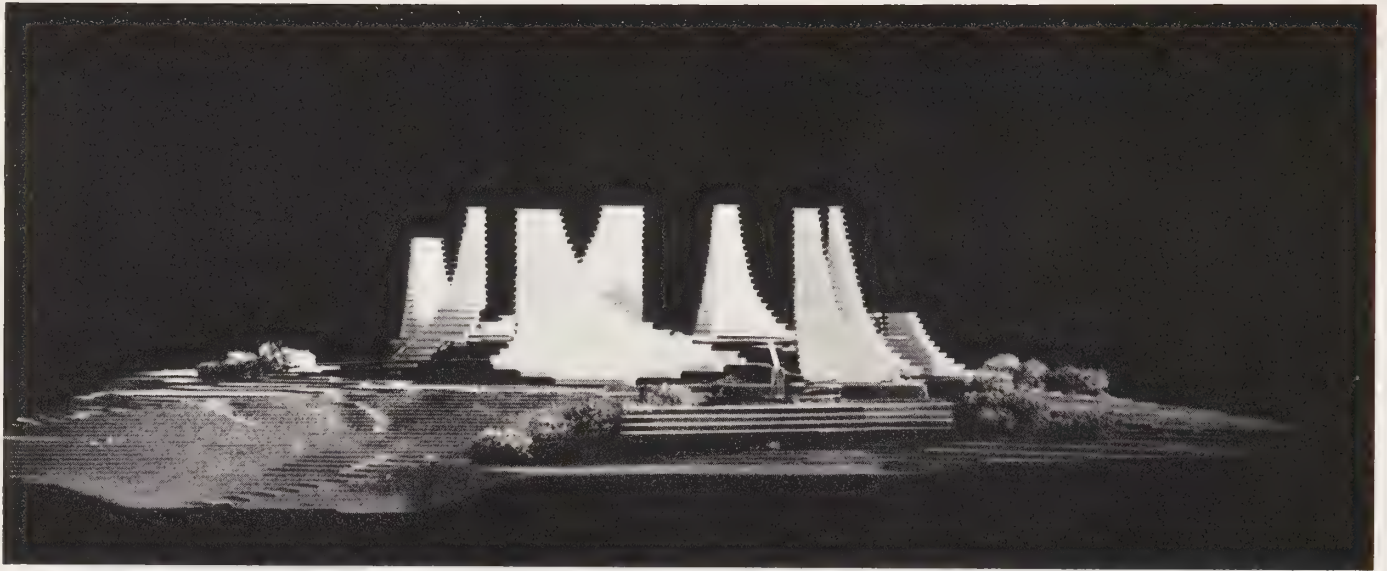
The overall plan provides adequate areas for open spaces that could satisfactorily be developed for recreational purposes.

The unique dramatic scale achieved in the towers is to be weighed against the cost of extended perimeter wall area. An important aspect of the development has been achieved in the desirable balance of elevator to garden-type buildings.

This is a highly imaginative and competently executed scheme.







JAN LUBICZ-NYCZ, A.R.I.B.A.

JOHN KARFO in association with

MARIO J. CIAMPI, F.A.I.A. and

PAUL W. REITER

Mill Valley

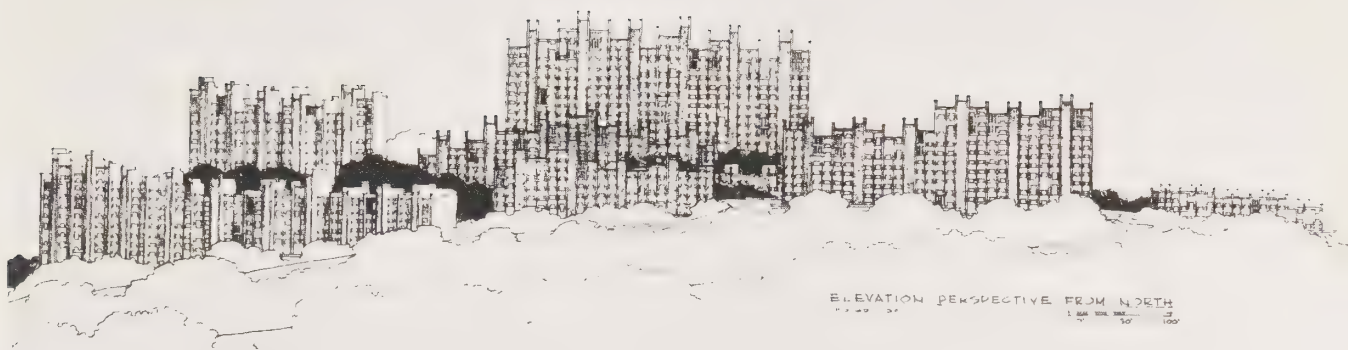
This solution is stimulating and creative, particularly for the site. The designer, by taking some liberty with the existing street pattern, has imposed a plastic and sensitive grouping of free forms resulting in a high degree of organic unity. This unusual idea is impressively monumental to the degree that it is questionable whether it would achieve the desired character and amenities of a living environment for families. Although bold in concept, the form arbitrarily dominates the practical and functional requirements for a project of this nature. Yet this comment should be qualified due to the fact that the exhibit furnished did not provide sufficient detailed information to enable the Panel to evaluate fully the project as to its ultimate practicability and feasibility.

Notwithstanding the lack of sufficient information to ascertain properly the economic feasibility, the design clearly lends itself to construction efficiency. However, there is doubt in the minds of the Panel members whether the area would command the rents necessary to service this concept. In addition, it is felt that the architect should be encouraged to solve better the problems of circulation and parking. Floor plans while appearing acceptable as far as the program requirements are concerned could also be improved with further study.

In summary, this creative design solution could challenge the imagination of a forward-looking developer, could be practical and economical, could achieve the highest degree of identity for itself as well as national interest for the City of San Francisco but only if the challenge were accepted with the awareness of the pitfalls of such a pioneering effort.







B. CLYDE COHEN, A.I.A.

JAMES K. LEVORSEN

San Francisco

This novel solution is a well-conceived idea. The general character of the overall plan is dictated by the strict discipline of the structures. Nevertheless, the concept allows a natural adaptation of structures to topography. The preservation of the natural green strip encompassing the large area of the north portion of the site along Clipper Street is commendable. The relationship of parking to the dwelling units and parking access to streets have been well conceived.

There has been achieved a desirable ratio of garden-type apartments to tower apartments.

The concept of full-depth apartments would command maximum rentals. The floor plans may provide an excessive balcony area, which, while desirable, may create an economic problem. The plan for the apartment units in the towers does not appear economical from an operating point of view because of the high ratio of elevators to the number of units, but this could probably be corrected by further re-study of the stairway and elevator areas. The low-rise apartments, on the other hand, lend themselves to generally accepted construction methods; the parking areas are sufficient and satisfactory in concept.

The individual building units usually exhibit a successful design within an efficient and economical structural concept. There is a high degree of flexibility allowed by varying the number of floors per building.

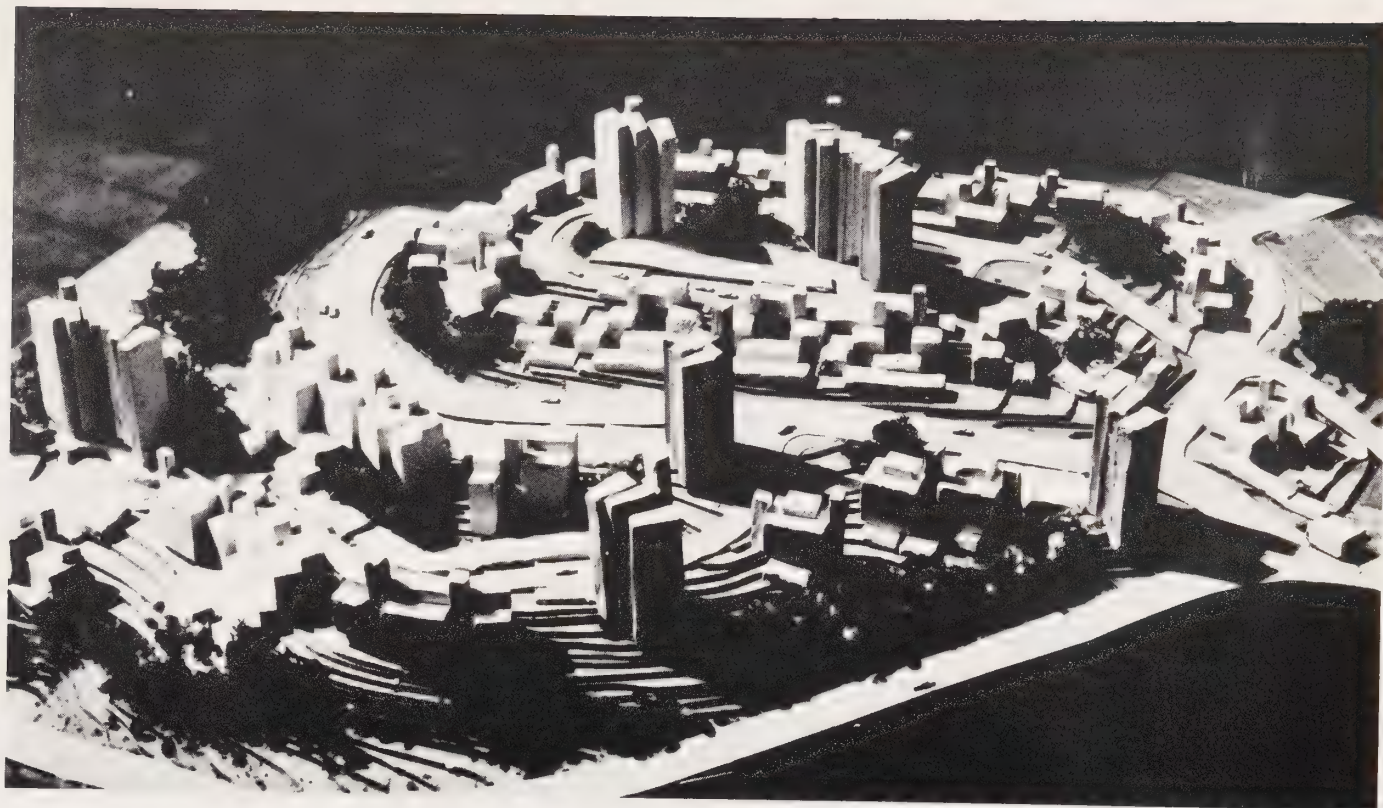
The interior plans of the apartment units could be improved as to function and efficiency. However, the full depth idea used in the apartment plans could well result in very desirable environmental conditions and a diversity of vistas.



The general quality of this project is good in its strong unity of character. The feeling, achieved so successfully, of a more or less sophisticated row house neighborhood suggests a San Francisco character.







SIM VAN DER RYN

CHARLES M. DAVIS

CHARLES D. HANF

Berkeley

The site plan includes a practical as well as a pleasing adaptation of the building units in sympathy with the topography. The over-all expression has variety through dispersal of the high-rise buildings informally throughout the project, and there is a good ratio of high-rise to low-rise structures with identifiable neighborhood groups.

The existing street pattern has been preserved, and the parking efficiently integrated in respect to proximity to apartment units and with ease of access from public streets.

There is a thoughtful disposition of the units which results in sheltered areas and amenities for common use.

The project expresses variety, richness and interest. This effect is accomplished by the use of rather forced forms as far as the high-rise buildings are concerned. It is appreciated that this has been an attempt to achieve a good relationship between the individual dwelling units and the vistas while providing shelter from the wind. There could possibly be more unity between the design elements of the high-rise buildings and the low-rise buildings. An interesting texture has been produced through the relationship of the high-rise to the remaining structures. The composition of the high-rise buildings is interesting but it has been achieved at the cost of additional wall area.

This proposal falls short of the quantity of apartments set forth in the goals of the competition and this limitation represents a serious deficiency if it is not correctable.

The floor plans of the garden-type units are generally acceptable, but the floor plans of the towers are poorly conceived for a rental project of this type.

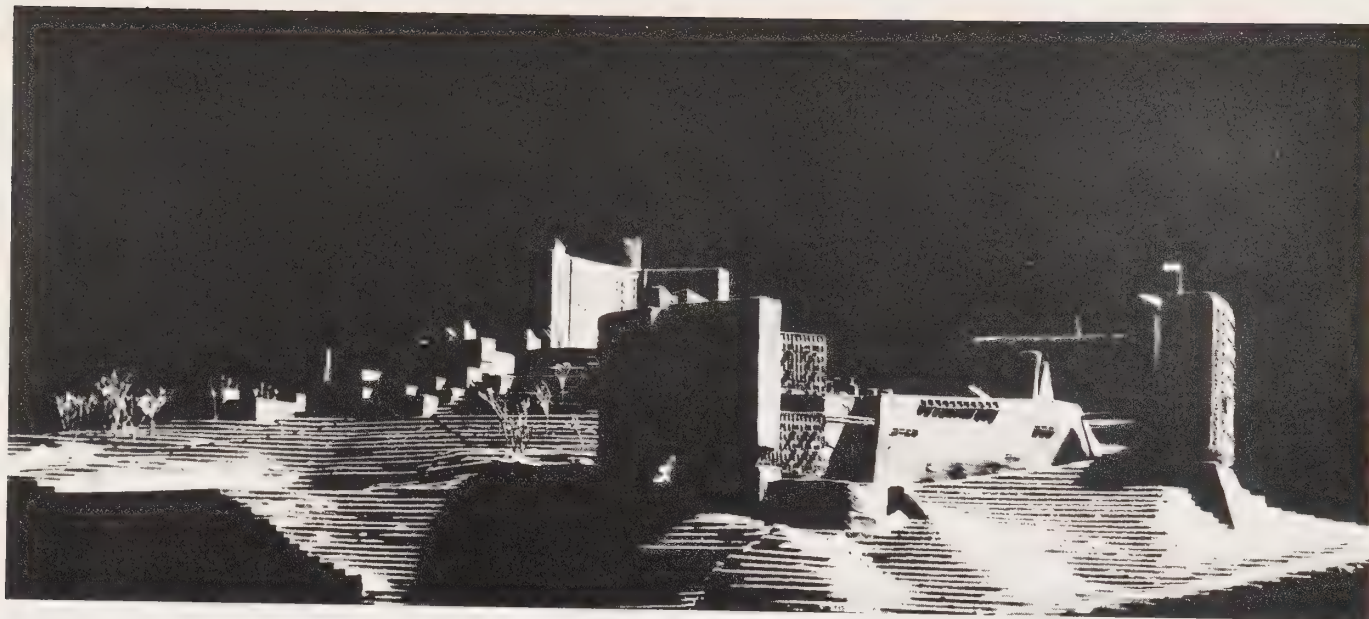


Fireplaces are desirable but expensive in a high-rise building. Irregular room dimensions create difficult decorating problems which affect the economic soundness.

Economies such as an increase in the number of units, consolidation of utilities, and better elevator ratios to living units would be necessary to increase economic feasibility.







GEORGE ANSELEVICIUS

ROGER MONTGOMERY

FUMIHIKO MAKI

CONSTANTINE MICHAELIDES

WILLIAM ROBERTS

St. Louis, Missouri

This scheme has distinct monumental character provided by the integration of three curved slabs with low-rise structures in a very successful manner. Although contemporary in concept, it still carries old world romantic feeling. However, the Panel believes that the monumentality and extended length of the slabs are overbearing. Although the large open space on the top of the hill has been sheltered from the wind by the disposition of the three curved slab buildings, a portion of the side north of Diamond Heights Boulevard is exposed directly to the elements. The disposition of the curved slab buildings, closely related to the street pattern, is a sensitive expression in planning and provides good access to garage areas while at the same time creating large useable open spaces. Even though access to parking is generally adequate, many of the low-rise buildings on the south slope of the hill are remote from parking spaces. Pedestrian access to the community center to the south is not properly provided.

The monumental scale of the high-rise slabs tend to overpower the open spaces so defined. The intimate environmental quality, characteristic of hillside living in San Francisco, would be difficult to achieve with this scheme. As to the unit plans themselves, they are well developed, but the corridor length is not considered desirable. The advantages which could have been provided in a single-loaded corridor scheme are not fully utilized. Many units are oriented toward the north and exposed to the least favorable view.

After careful consideration it is felt that this submission does not seem to assure economic feasibility, either as to construction or operating efficiency, even though the unit plans are well conceived. Tenant apathy would be created by the visual effect of excessively long corridors. In general, the buildings are not in character with the rental scale set forth in the program.







WILLIAM ENG

NORMAN DAY

CHARLES GORDON

TAD M. JANOWSKI

CARL NELSON

Champaign, Illinois

The siting of the low-rise units with careful thought and sensitivity to roads and contours of the site has resulted in a plan of excellent quality.

The three-dimensional effect is one of a series of interesting spiraling forms consisting of low and medium-height row units leading the eye upward to a single grouping of high-rise apartments which crown the top of Red Rock Hill. The general character of the plan is quite consistent with existing residential patterns found in the surrounding neighborhoods and the scheme would form a harmonious transition in the overall pattern of the hill.

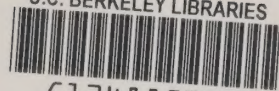
Although the site plan is of high quality, the architecture and detail fall off rapidly and do not live up to the quality of site planning. The tower apartments crowning the top of the hill should be, due to their singular bold location, of outstanding architectural merit. They are, however, undistinguished. Although the design has attempted to achieve unity through a common architectural expression, the entire overall effect would be one of monotony. The floor plans are well-conceived but lack details, thus precluding further comment with respect to parking, construction and other elements.

The taller row units placed against the hillside present excessive foundation and retaining wall problems which in all probability would be excessive in cost. Lack of sufficient details precludes judgment as to economic feasibility of this design. Be that as it may it seems highly unlikely that the project could be developed within the economic criteria.

This scheme rates high in site arrangements but its architecture and economic feasibility remain to be developed.



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